

Document No. 3914
Document No. 3915
Voted at Meeting of 2/21/80

BOARD OF APPEAL REFERRALS

February 21, 1980

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396 Market Street, Brighton
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21-23 Maplewood Street, West Roxbury
6. Z-4641 Tolman Manufacturing & Supply Co.
63 Dorchester Avenue, South Boston
7. Z-4642 Daniel V. O'Leary
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8. Z-4655 Marshall M. Sloane, Trustee
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10. Z-4668 Henshaw-Menlo Realty Trust
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11. Z-4675 Our Lady of the Cedars of Lebanon Church
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13. Z4683 Trustees of Lanfitz, Kevfitz & Fitzgerald Investment Tr.
130 Columbes Avenue & 93-103 Arlington Street, Boston

MEMORANDUM

February 21, 1980

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Robert J. Ryan, Director

SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 3/4/80 Z-4632
 Maria Santos
 188 Maverick Street, East Boston
 Near Orleans Street

Three story frame structure - L-1

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business <u>L-1</u>	waterfront_____
	single family_____		manufacturing_____

Purpose: Legalize occupancy - three family dwelling.

Violation(s):

SectionRequiredProposed

8-7. Any dwelling converted for more families which does not meet the requirements for lot area and open space is forbidden in an L-1 district.

14-2. Lot area is insufficient.

17-1. Open space is insufficient.

Store has been vacant for several years. Proposed conversion of store to residential unit is desirable and consistent with neighborhood density. Little City Hall indicates support. No community reaction. Recommend approval.

VOTED: In reference to Petition Z-4632, brought by Maria Santos, 188 Maverick Street, East Boston, for a forbidden use and two variances to legalize occupancy for three family dwelling in a local business (L-1) district, the Boston Redevelopment Authority recommends approval. Residential unit is desirable and consistent with neighborhood density.



Z-4632
188 MAVERICK ST.
(E.B.)

Board of Appeal Referrals February 21, 1980

Hearing: 3/4/80

Z-4633
Hugh Bligh
396 Market Street, Brighton
at Henshaw Street

2½ story frame structure - L-.5

District(s): apartment _____ general business _____ industrial _____
residential _____ local business L-.5 waterfront _____
single family _____ manufacturing _____

Purpose: Erect one story addition to restaurant - Lounge.

Violation(s):
Section

<u>Required</u>	<u>Proposed</u>
20 ft.	11 ft.
11 spaces	2 spaces

20-1. Real yard is insufficient

23-2. Off street parking is insufficient

Area is primarily commercial. Proposed dining room addition will abut a municipal parking lot. No opposition. Recommend approval with provisos.

VOTED: In Reference to Petition Z-4633, brought by Hugh Bligh, 396 Market Street, Brighton, for two variances to erect a one story addition to a restaurant lounge in a Local Business (L-.5) District, the Boston Redevelopment Authority recommends approval with the following provisos: that no parking be allowed in front of proposed addition; that petitioner acquire or lease space to provide required off-street parking.



Board of Appeal Referrals 2/21/80

Hearing: 3/4/80

Z-4634

Ray Skillman, Jr.

758-760 Shawmut Avenue, Boston

At Ruggles Street

One story structure - L-1

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business <u>L-1</u>	waterfront_____
	single family_____		manufacturing_____

Purpose: Use premises for two car lubritorium, repair garage, office and outdoor display - sale of used cars.

Violation(s):

Section

Required

Proposed

8-7. Outdoor sale or display for sale of new or used motor vehicles is forbidden in an L-1 district.

Lubritorium, repair garage and office are existing. Proposed non-conforming sale of used cars is undesirable, inappropriate and would have an adverse impact on the area. Lower Roxbury Community Development elderly tower is located opposite the site. Residents, Dudley Terminal Merchants and Williams Street Neighborhood Associations are opposed. Recommend denial.

VOTED: In Reference to Petition Z-4634, brought by Ray Skillman, Jr., 758-760 Shawmut Avenue, Boston, for a forbidden use to use premises for two car lubritorium, repair garage, office and outdoor display sale of used cars in a local business (L-1) district, the Boston Redevelopment Authority recommends denial. Proposed non-conforming sale of used cars is undesirable, inappropriate and would have an adverse impact on the area.



7-4634

758-760 SHAWMUT AVE.
(B.P.)

Board of Appeal Referrals February 21, 1980

Hearing: 3/11/79

Z-4636
 Antonio Palumbo
 21-23 Maplewood Street
 West Roxbury
 Near Washington Street

Two story masonry structure - S-.5

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family <u>S-.5</u>		manufacturing_____

Purpose: Change occupancy from two to three family dwelling.

Violation(s):

SectionRequiredProposed

8-7. Any dwelling converted for more families is forbidden in an S-.5 District.

Neighborhood is primarily single family. Proposed third residential units is inappropriate and would create an undesirable precedent. Abutters and Little City Hall are opposed. Recommend Denial.

VOTED: In reference to Petition Z-4636, brought by Antonio to Palumbo, 21-23 Maplewood Street, West Roxbury, for a forbidden use for change of occupancy from two to three family dwelling in an S-.5 District, the Boston Redevelopment Authority recommends denial. Neighborhood is primarily single family. Proposed third residential unit is inappropriate and would create an undesirable precedent.



Z-4636

21-23 MAPLEWOOD ST.
(W.R.)

STONY BROOK

Board of Appeal Referrals February 14, 1980

Hearing: 3/11/80 Z-4641
 Tolman Manufacturing & Supply Co.
 63 Dorchester Ave, South Boston
 At Foundry Street

One story masonry structure - M-2

District(s): apartment_____ general business_____ industrial_____

 residential_____

 local business_____

 waterfront_____

 single family_____

 manufacturing M-2

Purpose: Change occupancy from lunch room to compressed gas cylinder storage, office, wholesale - retail store; erect two story addition.

Violation(s):

Section

Required

Proposed

20-1. . Rear yard is insufficient

12 ft.

2 ft.

Welding equipment sales and service facility has been located at this site for many years. Rear of property abuts railroad right of way. Violation will not adversely affect this industrial area. No objections. Recommend Approval.

VOTED: In Reference to Petition Z-4641, brought by Tolman Manufacturing & Supply Co., 63 Dorchester Avenue, South Boston, for a variance to erect a two story addition in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval. Welding equipment sales and service has been located at this site for many years. Rear of property abuts railroad right of way. Violation will not adversely affect this industrial area.



Z-4641
63 DORCHESTER AVE.
(S.B.)

PARKING
AREA

FORT
POINT

PARKING
AREA

DORCHESTER

BROADWAY

PUBLIC WORKS
DEPT.
STATION

GREENBAUM ST.

FOUNDRY

WEST
FOURTH

STREET

WEST SECOND

ATHENS

CARDINAL CUSHING
CENTRAL HIGH SCHOOL
FOR GIRLS

ST PETER & PAUL
CATHOLIC
CHURCH

BROADWAY

WEST

THIRD

BOLTON

STREET

WEST FIRST

GRANITE

RICHARDS

GALOWIN

STREET

STREET

Board of Appeal Referrals 2/21/80

Hearing:

Z-4642
 Daniel V. O'Leary
 246 Washington St., Brighton
 Near Shepard Street

Two story frame structure - R-.8

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: Change occupancy from one family dwelling to
 professional offices.

Violation(s):

SectionRequiredProposed

8-7. Professional offices are forbidden in an R-.8
 District.

Area is densely populated with acute parking problems. St. Elizabeth's Hospital is located directly across the street. No off street parking is provided for proposed occupancy. Abutters Reaction mixed. Recommend Denial.

Voted: In Reference to Petition Z-4642, brought by Daniel V. O'Leary, 246 Washington St. Brighton, for a forbidden use for change of occupancy from one family dwelling to professional offices in a Residential (R-.8) District, the Boston Redevelopment Authority recommends denial. Area is densely populated with acute parking problems. St. Elizabeth's Hospital is located directly across the street. No off-street parking is provided for proposed occupancy.



February 21, 1980

Hearing: 3/4/80

Z-4655

Marshall M. Sloane, Trustee
480 Boylston Street, Boston
Near Berkeley Street

Six story structure - B-8

District(s):	apartment_____	general business B-8_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: Change occupancy from offices, school and retail stores to offices, retail stores and three schools.

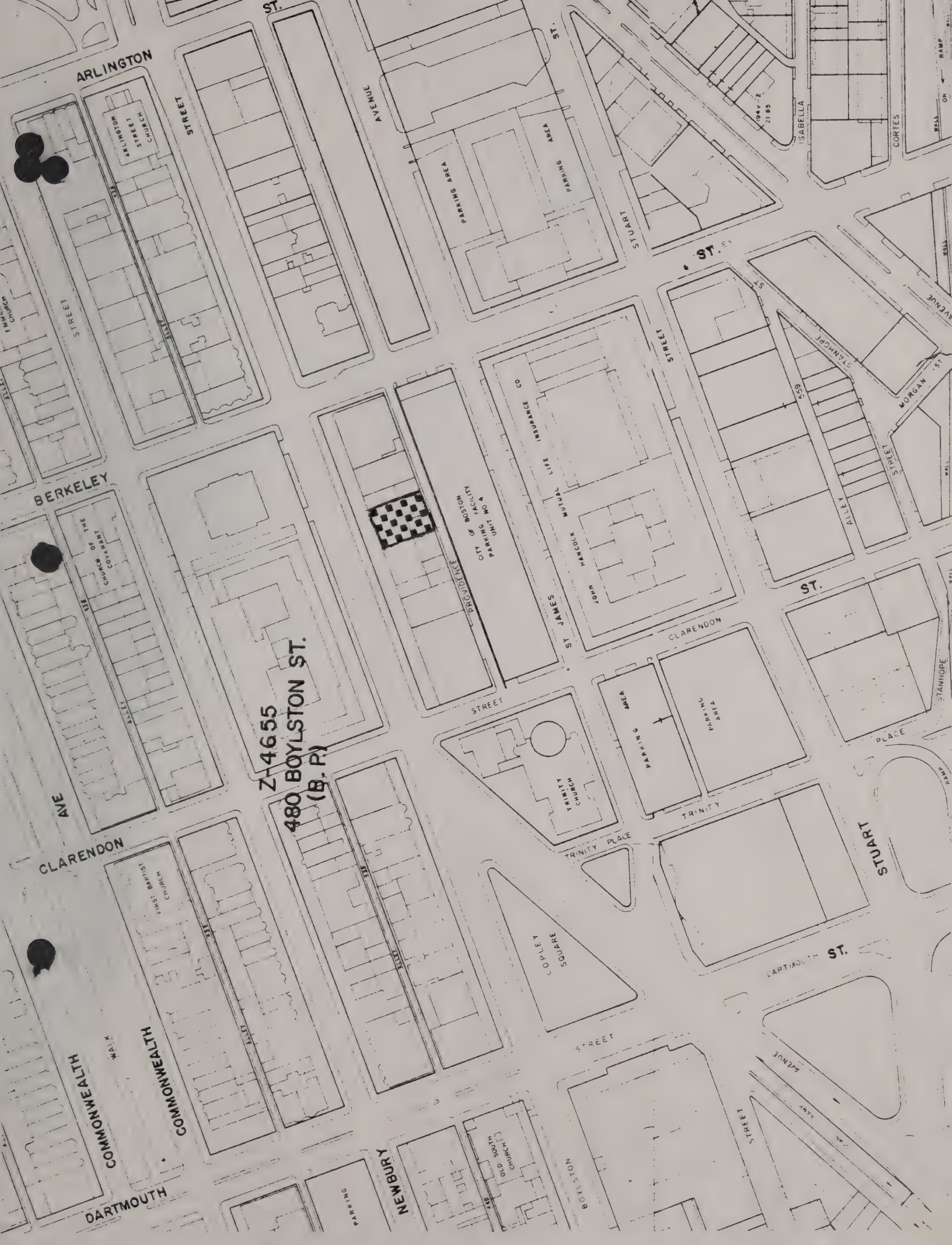
Violation(s):

SectionRequiredProposed

8-7 Trade, professional or other school is conditional in a B-8 District.

Existing modeling and bartending schools were approved by the Authority and the Board of Appeal in 1977 and 1978 respectively. Proposed school for computer programming is appropriate and consistent with general commercial area. No position by neighborhood groups. Recommend approval.

VOTED: In Reference to Petition Z-4655, brought by Marshall M. Sloane, Trustee, for a conditional use for change of occupancy from offices, school and retail stores to offices, retail stores and three schools in a General Business (B-8) District, the Boston Redevelopment Authority recommends approval. Proposed computer programming school is appropriate and consistent with general commercial area.



ARLINGTON

ST. JAMES

AVENUE

PARKING AREA

PARKING AREA

ST. JAMES

ST. JAMES

ISABELLA

CORTES

WALL ON RAMP

BERKELEY

AVE

ARLINGTON STREET CHURCH

CHURCH OF THE COVENANT

Z-4655

480 BOYLSTON ST.

(B.P.)

BERKELEY

CLARENDON

CLARENDON

ST. JAMES

CLARENDON

ST. JAMES

CLARENDON

CLARENDON

COMMONWEALTH

DARTMOUTH

NEWBURY

BOYLSTON

ST. JAMES

ST. JAMES

ST. JAMES

ST. JAMES

Board of Appeal Referrals 2/21/80

Hearing: 3/11/80 Z-4659
 Paula M. Slinger
 70-70(Rear) Marine Road
 South Boston
 Near K Street

One-story masonry structures - R-.8

District(s): apartment _____ general business _____ industrial _____
 residential R-.8 local business _____ waterfront _____
 single family _____ manufacturing _____

Purpose: Subdivide; change occupancy from one apartment to one apartment and three one car garages.

Violation(s):
Section

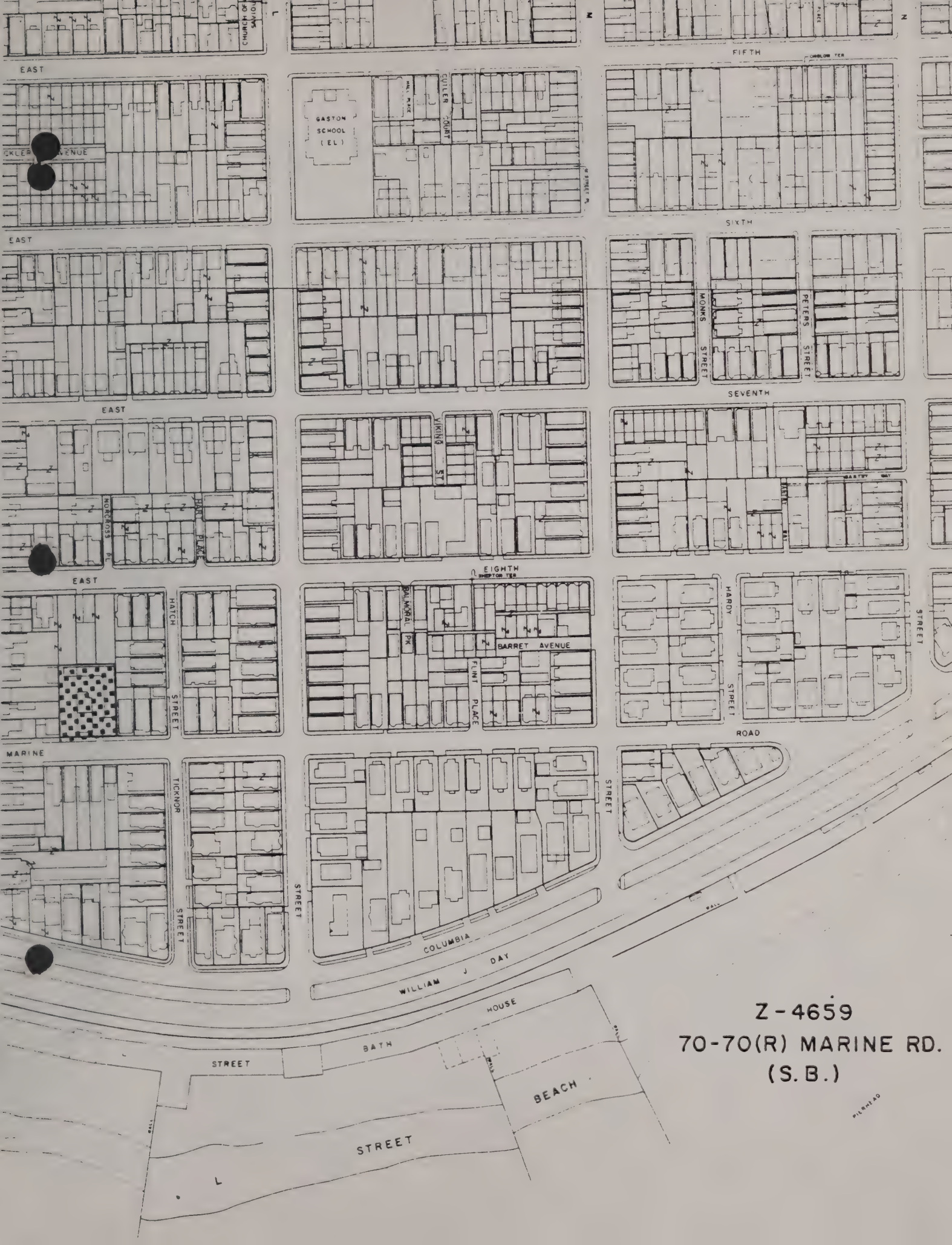
Required

Proposed

- 14-1. Lot area is insufficient
- 15-1. Floor area ratio is excessive
- 17-1. Open space is insufficient
- 19-1. Side yard is insufficient
- 19-3. Accessory building extends into side yard.
- 20-1. Rear yard is insufficient
- 20-2. Accessory building occupies more than 25% of rear yard.

Proposal will allow petitioner to sell part of her property to prospective buyer who would then demolish three one car garages behind his residence for needed yard open space. Abutters and community groups indicate support. Recommend approval.

VOTED: In Reference to Petition Z-4659, brought by Paula M. Slinger, 70-70(Rear) Marine Road South Boston, for seven variances to subdivide and change occupancy from one apartment to one apartment and three one car garages in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Subdivision will allow proposed purchaser to provide needed yard open space for his residence.



Z-4659
70-70(R) MARINE RD.
(S.B.)

Board of Appeal Referrals 2/21/80

Hearing: 3/11/80

Z-4668

Henshaw-Menlo Realty Trust
 25 Henshaw Street, Boston
 At Memlo Street

2½ story frame structure - R-.5

District(s):	apartment_____	general business_____	industrial_____
	residential R-.5_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: Change occupancy from three family dwelling to
 four professional offices.

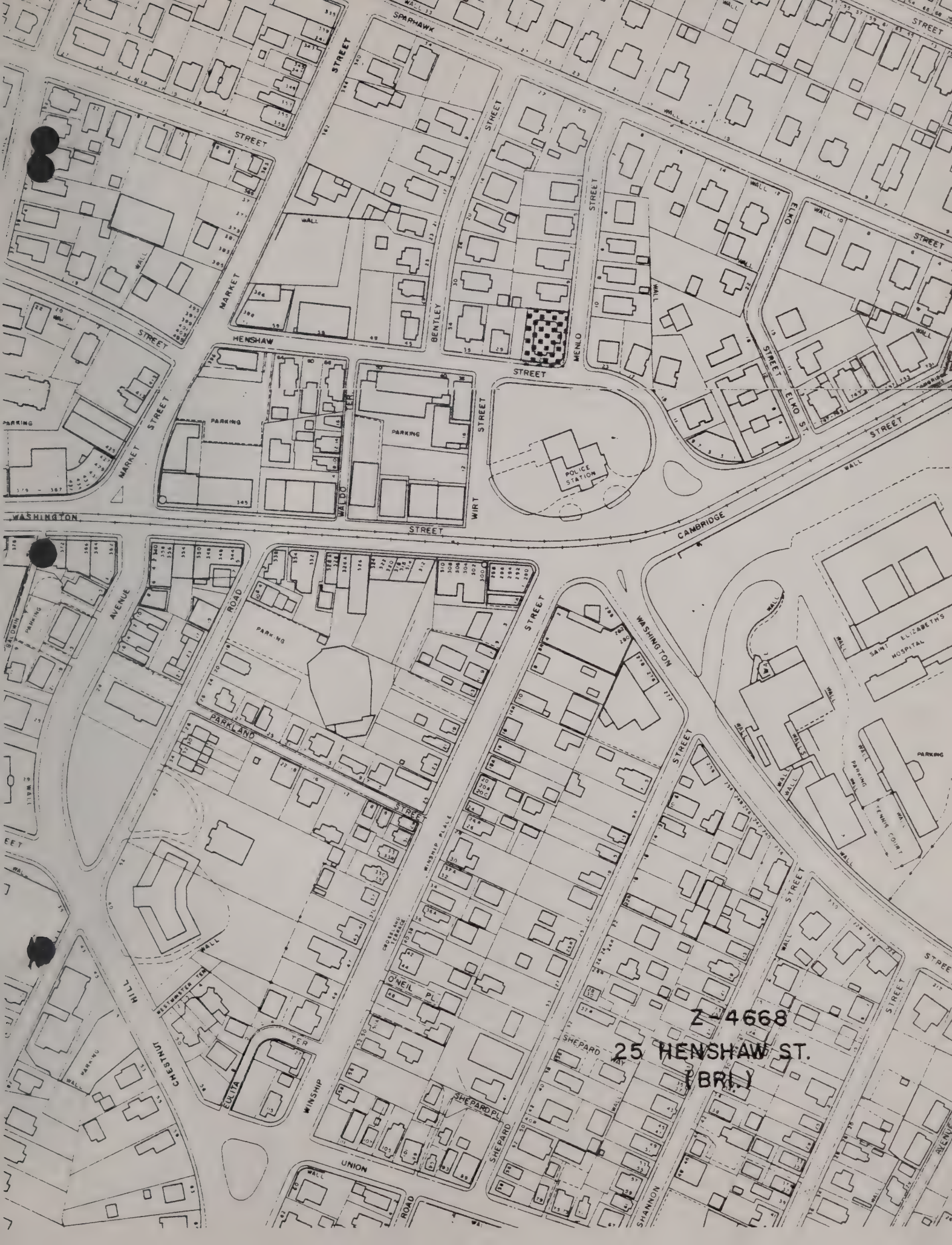
Violation(s):

SectionRequiredProposed

9-2. A change in a non conforming use requires Board of Appeal
 Hearing.

Structure has been occupied by professional offices since 1970
 Immediate area is residential - commercial. Abutters' reaction
 mixed. Recommend Approval with Proviso.

VOTED: In Reference to Petition Z-4668, brought by
 Henshaw- Memlo Realty Trust, 25 Henshaw Street,
 Brighton, for a change in a non-conforming use
 for change of occupancy from three family dwelling
 to four professional offices in a Residential (R-.5)
 District, the Boston Redevelopment Authority
 recommends approval with proviso that the entrance to
 the professional offices be on Henshaw Street.



Z-4668

25 HENSHAW ST.
(BRI)

Board of Appeal Referrals 2/15/80

Hearing: 3/11/80

Z-4675

Our Lady of the Cedars of Lebanon Church
65 Rockwood Street, Jamaica Plain
Near Pond Street

One story masonry structure - S-.3

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family <u>S-.3</u>		manufacturing_____

Purpose: Erect one story addition to church structure.

Violation(s):

Section

Required

Proposed

9-1. Extension of a non-conforming use requires Board of Appeal Hearing.

New entrance vestibule, multi-purpose and storage rooms. Addition will increase energy efficiency (by consolidating number of entrances) and provide optimal use of existing building area. No community concern is indicated. Recommend approval.

VOTED: In Reference to Petition Z-4675, brought by Our Lady of The Cedars of Lebanon Church, 65 Rockwood Street, Jamaica Plain, for an extension of a non-conforming use to erect a one-story addition to a church structure in a single family (S-.3) district, the Boston Redevelopment Authority recommends approval. Addition will increase energy efficiency and provide optimal use of existing building area.

Z-4675
65 ROCKWOOD ST.

(J.P.)



Board of Appeal Referrals February 21, 1980

Hearing: 3/4/80 Z-4681
Newbury Street Associates
137-141a Newbury Street, Boston
Near Dartmouth Street

Nine story structure - B-4-70

District(s): apartment _____ general business B-4-70 industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: Change occupancy from offices and retail stores to offices,
retail stores and modeling school.

Violation(s):
Section Required Proposed

8-7. Modeling School is conditional in a B-4-70 District.

Proposed Hart Modeling School is compatible with the Newbury Street commercial area. Neighborhood groups have taken no position at this time. Recommend Approval.

VOTED: In Reference to Petition Z-4681, brought by Newbury Street Associates, 137-141a Newbury Street, Boston, for a conditional use for change of occupancy from offices and retail stores to offices, retail stores and modeling school in a General Business (B-4-70) District, the Boston Redevelopment Authority recommends approval. Proposed facility is compatible with the Newbury Street commercial area.



Board of Appeal Referrals

February 21, 1980

Hearing: 2/26/80

Z-4683

Trustees of Lanfitz, Kevfitz &
 Fitzgerald Investment Trust
 130 Columbus Avenue &
 93-103 Arlington Street, Boston

Former First Cadet Corps Armory - B-8

District(s):	apartment_____	general business B-8	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: Change occupancy from exhibition hall to private garage
 and offices; ancillary parking of 70 vehicles for hotel.

Violation(s):

SectionRequiredProposed

8-7 Parking garage is conditional in restricted parking district.

Former armory structure is a designated landmark. Facility would provide ancillary parking for Park Plaza Hotel. Landmarks Commission is presently considering the interior of the headhouse for Landmark designation. Recommend approval with provisos.

VOTED: In Reference to Petition Z-4683, brought by Trustees of Lanfitz, Kevfitz, and Fitzgerald Investment Trust, 130 Columbus Avenue & 93-103 Arlington Street, Boston, for a conditional use for change of occupancy from exhibition hall to private garage and offices in a General Business (B-8) District, the Boston Redevelopment Authority recommends approval with the following provisos: that the conditional use terminate at the end of three years; that plans for interior changes (sprinkler system, floor treatment, ventilation system etc.) be submitted to the Authority for design review; that headhouse interior changes be submitted to the Authority for design review; that parking be limited to valet parking for registered guests. The approved Park Plaza circulation plan, scheduled for implementation within three to five years could make long term use of this building for hotel parking unfeasible.



